

ALLEN TOWNSHIP BOARD OF TRUSTEES

October 7, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on October 7, 2024 2024.

Pledge of Allegiance

Trustee Reiff, Chairman began the meeting with the Pledge of Allegiance.

Roll Call:	Ken Reiff	Township Chairman
	Rick Kingham	Township Trustee
	Greg Gerten	Township Trustee
	Lori LaCella	Fiscal Officer
	Steve Brose	Fire Chief
	Nick Johnson	Road Superintendent
	Bill Streng	Zoning
	Steven Tabor	Resident
	Samantha Hobbs	Assistant Prosecutor
	Andrew See	Resident

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of September 9, 2024 said minutes were approved as read. Trustee Reiff made the motion to accept the minutes as read with a second from Trustee Kingham.

The Fiscal Officer provided each member of the Board with a list of recent receipts and pending expenditures for review. There was a motion by Trustee Kingham and a second by Trustee Reiff, and upon certification by the Fiscal Officer that appropriate funds were available, the pending expenditures were approved. The Fiscal Officer also provided the most recent payroll reports for the Board's review. The board reviewed the previous month's bank reconciliation and verified the sequence of the checks.

Fiscal Officer, Lori LaCella noted that she will be attending on October 30th the 2024 Village Fiscal Officer Training. This training will fulfill the annual continuing education requirements of Ohio Revised Code [§507.12](#) and [§733.81](#).

Samantha Hobbs, assistant prosecuting attorney attended the meeting. She attended to introduce herself.

Trustee Kingham noted the cemetery restoration has been continuing.

Trustee Kingham noted the organizational meeting we began in 2024 will need to be planned for 2025. The trustees agreed to schedule February 3rd from 5-7pm.

Allen Township 200th Anniversary (June 5th 2027). Discussed ideas for planning.

Bill Streng is the only volunteer currently to work on the committee.

Things we need to decide:

- a) Are we going to formally do anything for the event
- b) Timing if we decide that we are doing something
- c) Appropriation of funds to use for the event
- d) Establish a logo to advertise with)

Trustee Kingham noted the web page is staying consistent with use.

Township Land Lease formalization:

Allen Township has two small farm parcels that we currently have no lease agreements in place.

Plan was to put the parcels out to bid for 3-year leases (silent/sealed bids delivered to the township by a particular date). The township would open the bids at a public meeting and offer the lease to the highest bidder. An email was sent to Thayne for legality considerations.

Trustee Reiff made the motion with a second motion from Trustee Gerten to open the bids and offer lease to the highest bidder with a hold harmless agreement effective January 1, 2025.

Trustee Gerten explained the options for the Township Phone System.

Trustee Gerten reviewed update on Comprehensive plan and that this is being worked on.

PUBLIC FORUM

None.

ZONING BUSINES

A letter, responding to complaints from neighbors has been sent to a property owner at 24288 Darby Pottersburg Rd. regarding a sign for the business that is operating, with a sign at the front of the property. Two letters were sent to him informing of the violation and I have received his application for a Conditional Use. Mr. Streng contacted him to make a few suggestions relative to providing pictures of his building inside and out, along with more information on his plot plan. The information will be further reviewed then hand carried to the BZA Chairman. An application has been made for conditional use and his BZA hearing was 9/30/24, the application was unanimously approved.

A letter was sent to residents at 16260 Allen Center Rd. about a dumpster rental business they have started. The letter stated that unless they could house all the dumpsters inside to qualify for a Home Occupation, or they would need to apply for a conditional use via a hearing by the BZA. In the letter they were given 30 days to contact us to discuss their options, and invited them to attend tonight's trustee meeting. If they do not attend Thayne Gray has advised to send them a letter. If the trustees agree Mr. Streng would prefer to send them another letter urging them to contact me to settle this issue, or they will receive a letter from the Union County Prosecutor Office, who will then address the issue with the dumpster rental business. The trustees agreed to send a letter. As of this report Mr. Streng has had no response from the owner. This is closed.

A letter, responding to complaints from neighbors have been sent to a property owner at 24288 Darby Pottersburg Rd. regarding a sign business he is operating, with a sign at the front of the property. Mr. Streng has had no response from the owner. There is no evidence that a business being operated at this location, the trustees are recommending a letter is sent to the resident.

Received a letter from a resident at 20210 Coleman Brake Rd. for a complaint about unlicensed vehicles, trash, and other junk. Mr. Streng received a call from this resident requesting a copy of the complaint that he wants for his attorney however Mr. Streng informed him that it was a phone call from a neighbor. The vehicles and junk are not visible from the highway, however when viewed on Google Earth the place literally looks like a junk yard. Thayne Gray, of the Prosecutor's office sent him a letter on August 19 advising him of his need to comply with the issues listed on the letter sent to him by the township. Mr. Streng received a call from Mr. Jason Thompson on 9/4. Mr. Thompson told me that they had licensed a couple of the vehicles and that he was dismantling others since they had no titles and were apparently seized. Mr. Jason Thompson told Mr. Streng that it may take up to a year to rid the property of the scrap. He again asked Mr. Streng the source of the complaint and was told it was a phone call. Mr. Streng told him that we did not divulge the name of the

individual making the complaint. Don Thompson and Jason Thompson attended the meeting and met with Mr. Streng; the Thompson's guaranteed one year from today's date the property will be cleaned up. This was recorded in the meeting minutes for 9/9/24.

Mr. Streng sent letters regarding unlicensed vehicles on their properties for more than 30 days were sent to Steve Tabor who owns 17054 Allen Center Rd. and Chris Sanborn of 16990 Allen Center Rd. on 7/31/24 to advise them that they 30 days to advise us of how they were going to correct the violation. Mr. Streng has had no contact with either party therefore another letter will be sent to them. Mr. Tabor responded that he now has his vehicle licensed.

At last month's meeting the Burns property was discussed, located at 14594 Maple Ridge Rd. the property has been the subject of much discussion over the years. There is used farm equipment stored on both Maple Ridge and Collins Rd. and Mr. Burns is advertising his used farm equipment business on the internet. Mr. Streng believes this will involve the prosecutor and depending on how the township pursues the issue. Thayne has informed Mr. Streng that he is prepared to send Mr. Burns a letter whenever we want him to do so. The Trustees requested the Mr. Streng send a letter in regards to operating a business on the property. A violation letter was sent to Mr. Burns on September 20th; however, we have not heard from him.

Mr. Streng has recently observed that in the Allen Township Zoning Resolution "Junk Yards" are not an "objectionable use" in U1 zoning as it is in all our other zoning districts. Mr. Streng discussed this with Charlotte, Zoning Board Chairman as a potential for discussion in her next zoning board meeting. Mr. Streng attended the September meeting of zoning board and Brad Bodenmiller and Gram Dick of the LUC were in attendance. They made suggestions to the need to include objectionable uses and prohibited uses in the definitions of the various districts in the ATZR since the permitted uses are already listed and anything not included in the permitted uses would be objectionable or prohibited anyway. This will be a matter for the zoning board to consider.

Mr. Streng has been in contact with a zoning consultant regarding the land at the SW corner of Stokes Rd and SR 287. She asked several questions including if the land was zoned for a concrete batch plant. The land is zoned M1, however in reviewing ATZR it appears it should be in M2 zoning. The ATZR does not address a concrete batch plant therefore I reviewed this with Brad Bodenmiller of LUC and he agrees. There is currently a concrete batch plant on Northwest Parkway on land zoned M1. Mr. Streng informed her that she should advise her client that the owner would need to obtain a conditional use permit for a batch plant to be built on this site. She recently called Mr. Streng for further details of the property, which Mr. Streng's understand has been sold to a Tennessee company to build the concrete plant.

Mr. Streng received questions regarding the 3.8-acre parcel zoned B1 at 25564 St. Rt. 287 at least 1-2 times/week. The current question being studied is whether a buyer is allowed to build a multi-unit senior apartment building on the site. Mr. Streng is working to explain what steps may be taken to possible allow that to happen.

SHERIFF REPORT

Not in attendance. Reviewed the report that was sent from the Union County Sheriff, calls were down. No complaints for the sheriff department.

ROAD BUSINESS

Road Superintendent Nick Johnson noted Buck Run Rd culvert replacement has been completed
Road Superintendent noted the Smokey Rd ditch culverts have been located and uncovered
Road Superintendent noted removed all overgrowth and brush from Smokey Rd. ditch.
Road Superintendent noted cleaned cabin roof.

Road Superintendent noted will be doing another application of cleaner before sealing.
Road Maintenance Truck replacement for F250, Ricart quote for \$55,165.00. Trustee Kingham made the motion accept the purchase of a truck replacement with a second motion from Trustee Reif

Accessory plow mount for \$2689.00 Total \$63706.43 (including decals, strobe lighting).

Road Superintendent Nick Johnson noted current F250 truck repairs needed, oil change, transmission fluid, ball joint needs replaced, upper and lower, with a \$1045.38 from Spain's. Trustee Kingham made the motion to accept the quote to repair the F250 with Spain's for \$1045.38 with a second motion from Trustee Reiff.

Road Superintendent noted the Upcoming work plan:
Start 4th Row mowing after crops off if needed
Clean cabin roof again and seal
Continue cleaning ditch Smokey rd. as weather allows.
Trunk or Treat prep
Trucks are going to Spain's Service for annual inspections

EMERGENCY SERVICES

Chief Steve Brose noted a tree behind station near training tower removal.

Chief Steve Brose noted the crews completed monthly safety training.

Chief Steve Brose noted the repair for the M601 insurance claim \$3,123.48 Deductible: \$250

Chief Steve Brose noted the purchase a new Chief's vehicle and repurpose the current vehicle to a Township/fire.

Chief Steve Brose noted the purchase Chief's car with up to \$45,000 of ARPA funds. If ARPA funds not used will budget for following year.

Chief Steve Brose noted the AFG and SAFER grants.

Chief Steve noted that Union Township struggling to answer calls. Have asked for an estimate for ATFD to cover calls from their station, and a quote to cover calls from ATFD station. Chief Brose has provided the cover at their station quote on a cost neutral basis. Chief Steve Brose noted has provided the cover from ATFD quote using the per square mile/population based off the Zane Twp. Contract price.

The next step is to establish a committee, they would like to have an Allen Twp.

Resident on the committee.

Chief Steve Brose noted the filling the full-time vacancy from Captain retirement.

Chief Steve Brose noted the discussion future promotions. Chief Brose had a plan for retirements in future, and getting ready. Original plan was short term officer positions until retirements. The positions have become very useful in our operation. Provides more growth opportunities as well as consistent officer coverage during leave times.

Chief Steve Brose noted the discussion: 2025 Wage and benefits, pending upcoming insurance rates.

EMS:

Ohio ambulance subliminal payment program.

The estimate is conservative, as PCG is anticipating that the model adopted in Year 1 by OH Medicaid will be an ACR (Average Commercial Rate) model, rather than a true cost-based model. The first-year estimate is \$22,098 for Allen Township.

Example:

TOTAL COST OF ALL MEDICAID TRANSPORTS: \$52,800

TOTAL PAYMENTS RECEIVED FOR MEDICAID TRANSPORTS: \$15,970

DIFFERENCE: \$36,830

FEDERAL SHARE OF DIFFERENCE (64.6%): \$23,792.18

MCO PROCESS:

DEPARTMENT "puts up" 35.4% of \$36,830 = \$13,037.82 - to ODM

ODM uses the \$13,037.82 state share portion to draw down federal share of \$23,792.18

Both portions \$13,037.82+\$23,792.18 are sent to the Department through MCO'S.

Decision: Enter an agreement with Medicount and a third-party company to collect unpaid Medicaid funds on the Townships behalf.

Trustee Kingham made the motion to enter into an agreement with Medicount to collect unpaid Medicaid funds on the township behalf with a second motion from Trustee Gerten.

CORRESPONDENCE/OTHER MISCELLANEOUS

None

EXECUTIVE SESSION

None

There being no further business, Trustee Reiff moved to adjourn the meeting, Trustee Kingham offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned.



Ken Reiff, Chairman



Greg Gerten- Vice-Chairman

Rick Kingham, Trustee